

NOTES

- GENERAL**
- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
 - Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
 - All open space lots are non-buildable and will be recorded as open space and utility easements.
 - There shall be no access to any lot within proposed subdivision from GELLHAUS LANE.
 - Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
 - A KARST survey was conducted by Pat Briery P.E. on August 27th, 2018. No KARST features were evident.

SEWER & DRAINAGE

- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- A portion of the site is located in a floodplain per FIR map 21111 C 0098 E dated December 5, 2006.
- Sewers by L. E. and subject to all applicable fees.
- Extension of MSD storm water boundaries may be required.
- A "Request for Sanitary Sewer Capacity" has been filed with MSD.
- All proposed sewer and drain easements shall be 15' unless otherwise indicated.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.
- Site is subject to MSD Regional Facilities Fees.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- Street trees are required along Gellhaus Lane. In the event that the trees are not allowed to be placed in mentioned streets and Right-of-Ways the trees shall be placed elsewhere on the property.
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Gellhaus Lane Right-of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

WAIVERS REQUESTED:

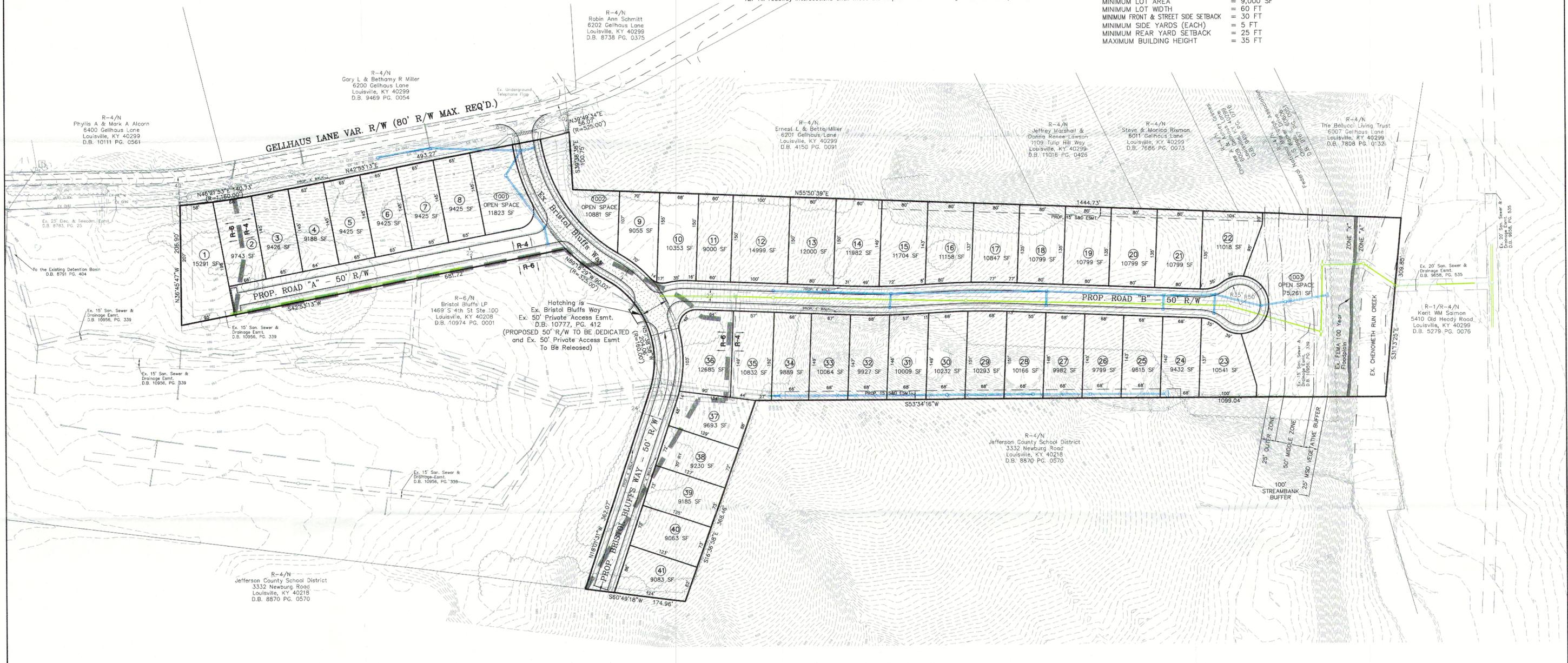
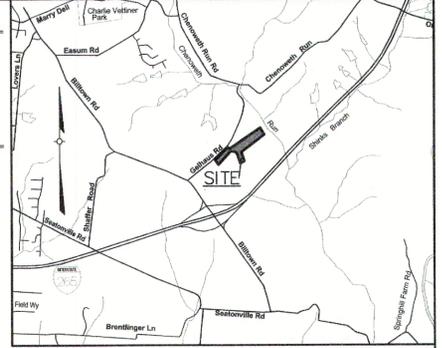
- A Waiver is requested from Section 7.3.30.F of The Louisville Metro Land Development Code to waive the 15 ft. buffer yard on lots required adjacent to the Jefferson County School District property.
- A Waiver is requested from Section 5.4.2.B of The Louisville Metro Land Development Code to waive these requirements for lots 1-8.

PROJECT DATA

TOTAL SITE AREA = 15.0± Ac. (654,002 SF)
 TOTAL AREA OF ROW = 3.0± Ac. (129,364 SF)
 NET SITE AREA = 12.0 ± Ac. (524,638 SF)
 EXISTING ZONING = R-4 / R-6
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = UNDEVELOPED
 PROPOSED USE = SINGLE FAMILY RESIDENTIAL
 TOTAL # RESIDENTIAL LOTS = 41
 TOTAL AREA OF LOTS = 9.8± Ac. (426,380 SF)
 GROSS DENSITY = 2.73 DU/Ac.
 NET DENSITY (INCLUDES OPEN SPACE) = 3.42 DU/Ac. (4.84 MAX. ALLOWED)
 TOTAL # OPEN SPACE LOTS = 3
 OPEN SPACE PROVIDED = 97,965 SF

R-4 STANDARDS (APPLIES TO R-6 LOTS TOO)

MINIMUM LOT AREA = 9,000 SF
 MINIMUM LOT WIDTH = 60 FT
 MINIMUM FRONT & STREET SIDE SETBACK = 30 FT
 MINIMUM SIDE YARDS (EACH) = 5 FT
 MINIMUM REAR YARD SETBACK = 25 FT
 MAXIMUM BUILDING HEIGHT = 35 FT

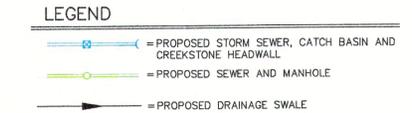


BENCHMARK DESCRIPTIONS

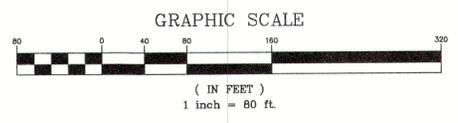
- TBM#50-RAILROAD SPIKE IN FENCE POST. ELEVATION=663.912 (NAVD 88)
 - TBM#51-RAILROAD SPIKE IN UTILITY POLE. ELEVATION=685.127 (NAVD 88)
- SOURCE - ELEVATIONS ARE BASED ON LOJIC MONUMENT STA106-2001. ELEVATION=732.54 (NAVD 88)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 524,638 SF
EXISTING TREE CANOPY	= 35% (183,623 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (104,928 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (105,120 SF)



NO.	DATE	REVISIONS	BY
1	8/31/18	REV. PER AGENCY COMMENTS	AER



PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL STAMP

BRISTOL BLUFFS
 REVISED PRELIMINARY SUBDIVISION PLAN AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN

OWNERS: LDG DEVELOPMENT LLC
 1469 S 4TH STREET STE 100
 Louisville, Ky 40208

DEVELOPER: BLUFFS OF BRISTOL, LLC
 833 VALLEY COLLEGE DRIVE
 LOUISVILLE, KY 40272

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
 503 WASHINGTON AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40222
 PHONE: (502) 426-9374
 FAX: (502) 426-9375
 JOB#: 17249
 MSD SUB#: 1206
 DATE: 07/30/18

COUNCIL DISTRICT - 20
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN/FERN CREEK
 MUNICIPALITY - LOUISVILLE

RECEIVED
 AUG 31 2018
 PLANNING & DESIGN SERVICES

CASE: 18DEVPLAN1134
 RELATED CASES: 18DEVPLAN107
 13DEVPLAN1043
 #9-36-06
 #10-28-06
 #11486
 #10686

18 DevPlan 1134